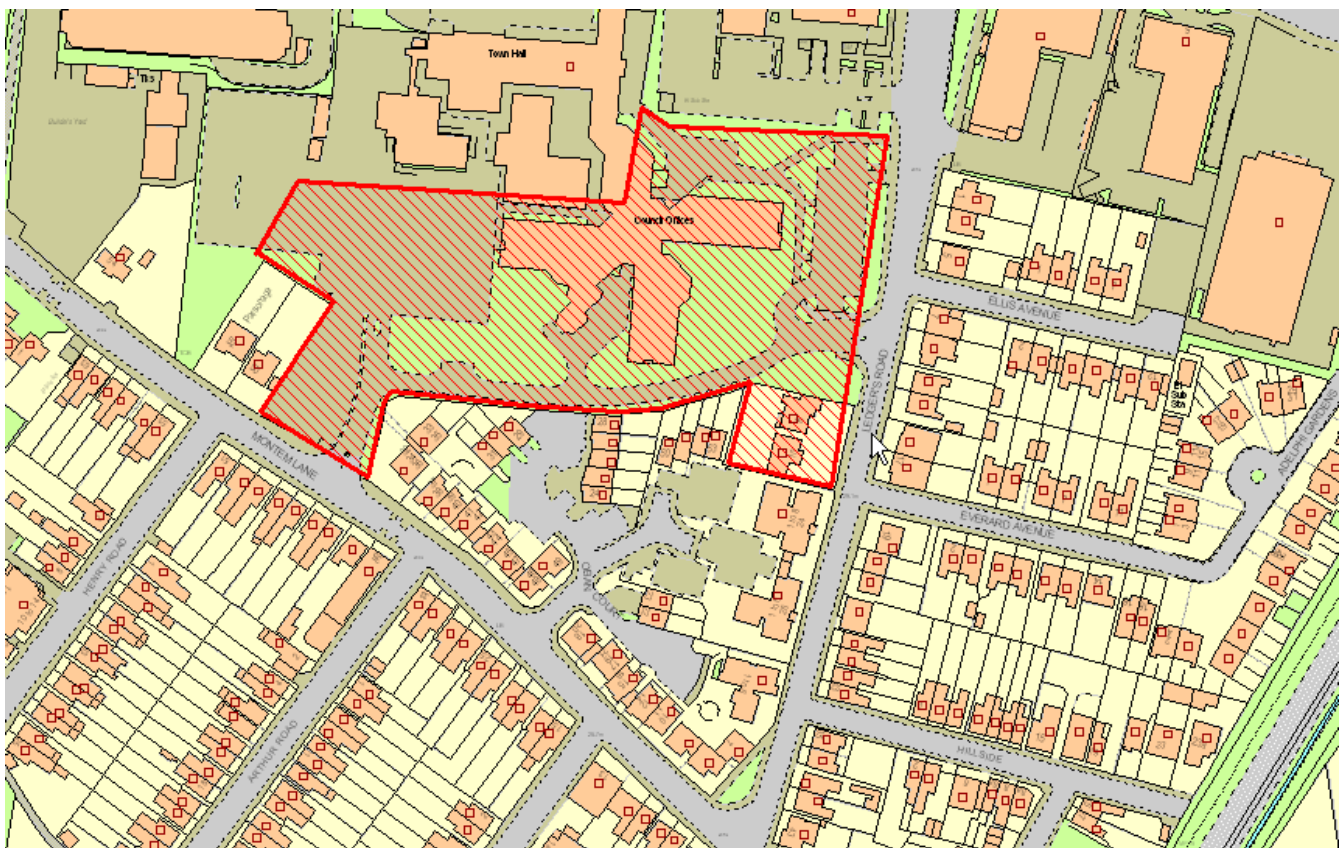


<b>Registration Date:</b>	20-Aug-2014	<b>Applic. No:</b>	P/15909/000
<b>Officer:</b>	Mr. Albertini	<b>Ward:</b>	Chalvey
<b>Applicant:</b>	Slough Regeneration Partnership	<b>Applic type:</b>	<b>Major</b>
<b>Agent:</b>	Mr. Edward Youngson, Terence O'Rourke 3, Whitcomb Street, Londn, WC2H 7HA	<b>13 week date:</b>	19 <sup>th</sup> November 2014
<b>Location:</b>	Land rear of former Town Hall and, No.s 8 &10, Ledgers Road, Slough, Berkshire		
<b>Proposal:</b>	Demolition of 8 & 10 Ledgers Road and construction of 73 dwellings (2 & 3 bedroom houses; 1 & 2 Bedroom Flats) and associated parking, landscaping and highway works		

**Recommendation:** Delegate to Acting Planning Manager



## **1.0 SUMMARY OF RECOMMENDATION**

Delegate to Acting Planning Manager for a Section 106 planning obligation.

### **PART A: BACKGROUND**

## **2.0 Proposal**

- 2.1 The proposal comprises 8 one and 16 two bedroom flats; 21 two and 28 three bedroom houses. 23 of the homes will be social rent housing (4 one and 8 two bedroom flats; 7 two bedroom houses, 4 three bedroom houses).
- 2.2 A new street will be created from Ledgers Road to Montem Lane but with no through vehicular access. The Montem Lane access will use a modified existing former Town Hall rear entrance and serve 10 houses. The Ledgers Road access will be immediately north of the old Town Hall car park entrance and serve the rest of the site.
- 2.3 About half the houses will be three storey and the other half two storey. The latter will be along the north edge of the site and the houses fronting Montem Lane and Ledgers Road (on the site of the existing semi detached homes to be demolished). 2 four storey blocks of flats will be located on Ledgers Road south of the Burger King office.
- 2.4 133 parking spaces will be available 18 of which are integral garages. This provides on average 1.8 spaces per home. Most parking will be on or near the frontage of houses accessed off a shared surface access road. The flats have there own car park to the rear of the building. There will be no rear courtyard parking.
- 2.5 The overall design of the buildings will be contemporary in appearance. The third storey of the houses will have a shallow pitched roof with tiled upper storey and no projecting eaves. On the front of the three storey homes there will be a balcony set in to the top storey behind a parapet wall.
- 2.6 Brick, tile and render will be the main materials used. In detail there will be two shades of grey tile, two shades of render (chalk and pale green) and a darkish but mixed colour brick.
- 2.7 The proposal planting areas on the frontage of homes between blocks of parking spaces, street trees and a row of trees on the entire frontage with Ledgers Road.
- 2.8 The applicant has submitted supporting information on the transport impact, flood risk, soil investigation, ecology, trees.

## **3.0 Application Site**

- 3.1 The 1.35 hectare site forms the rear part of the old Town Hall site and includes two houses, used as offices, on Ledgers Road. To the north is the playing area of Claycotts School in the old Town Hall building and tall three storey offices with car park separated by shrubs (Burger King & Avco). To the east are two storey semi and detached homes on the opposite side of Ledgers Road. A five storey office lies to the north east (7 Bath Rd). To the south is Council owned housing in Oban Court. It is mainly 2 with some 3 storey and includes some flats. To the west are 2 detached houses and part of the school grounds.
- 3.2 The site is partly vacant but also contains a remnant of the old Town Hall car park plus 2 vacant houses on Ledgers Road that have recently been vacated by community groups

that used them for offices. There are several trees on site that were part of the old Town Hall car parks plus two on the frontage of the offices on Montem Lane. Some are semi mature. Tree height ranges from 5 to 9 metres plus two 10 metre conifers. All the trees will be lost as a result of the development.

3.3 The site is about 0.5 km from Chalvey shops and 1 km from the railway station.

#### **4.0 Site History**

4.1 None relevant.

#### **5.0 Neighbour Notification**

5.1 Ledgers Road 1-23 odd plus 24 (flats 1-8)  
Oban Ct. 24-36 incl; 50-53 incl.  
Montem Lane 35 – 55 odd, 50,52  
Bath Road 15, 17  
Claycotts School

Notice in local paper.

5.2 No observations received.

#### **6.0 Consultation**

##### **6.1 Traffic /Highways**

Minor layout revisions requested. To be incorporated into revised drawings.

Details of junction works will be needed under separate Highway Agreement.

Request financial contribution towards traffic regulation orders to control parking on new adopted roads and Ledgers Road/Montem Lane.

Request financial contributions towards transport and travel related works to encourage non-car modes of travel and manage traffic demand. (Mitigation for increased traffic flow from site and nearby existing junctions at capacity).

Variable 20mph signs.

Obligation preventing residents of the development being eligible for parking permits in surrounding streets.

6.2 Environmental Protection Request a 'watching brief' soil quality condition.

6.3 Education – request financial contribution towards new education facilities.

6.4 Housing – Key comments incorporated in submitted scheme. Some minor revisions requested.

##### **6.5 Environment Agency**

No objection in principle. Request their standing advice used in design of the scheme and its drainage system. A drainage condition will be applied.

- 6.6 Berkshire Archaeology – request watching brief. This can be covered by condition.

## PART B: PLANNING APPRAISAL

### **7.0 Policy Background**

- 7.1 The site is part of an allocated site (SSA 11) in the adopted Site Allocations Development Plan (2010). The overall site included the entire Town Hall complex and is allocated for residential, community, education and commercial use. The reason for allocation was 'To ensure the site is comprehensively developed in a way that optimises the use of the prominent main road frontage and provides for family housing to the rear'. The policy did however provide for possible retention of the old Town Hall building but with space for family housing to the rear. It also provided for some mid rise flats. The proposed 73 homes complies with the policy as family housing is included on the rear part of the allocated site.
- 7.2 The Core Strategy policy 4 of limited flats outside the town centre can be treated flexibly in this case because of the Site Allocation Plan accepting some flats for this location.

### **8.0 Transport and Access**

- 8.1 The junctions are acceptable. The radius of the kerbing of the existing wide junction on Montem Lane will be reduced to that appropriate for a normal residential road. As this junction will serve 10 homes it will have less traffic than when the Town Hall was open. The Ledgers Road junction will have less traffic than the former Town Hall entrance adjacent.
- 8.2 The access road provides for pedestrians and cyclist to go through the site. This benefits local residents as it is a short cut to/from Montem Leisure Centre or the town centre and it is safer for cyclists than Montem Lane or Ledges Road.
- 8.3 As the adjacent school generates a lot of traffic on the nearby highway network the addition residential development will increase traffic above the level of the former Town Hall use. Consequently a financial contribution for transport matters, in particular to encourage non car modes of travel, is sought to help mitigate the extra traffic.
- 8.4 The car parking ratio of 1.8 spaces per home rather than the normal 2 spaces is acceptable because it is close to the town centre, Chalvey centre, key facilities and good transport links. However, as parking in adjacent streets can sometimes be a problem restrictions to prevent parking by non residents of the area and new residents are proposed. A request has been made to move 2 spaces that currently block the view down the road.
- 8.5 Cycle storage is provided for all homes in rear gardens or frontage stores or in garages. A request has been made to change the latter to make it more convenient when cars are in garages. Overall the proposal complies with core strategy policy 7 transport.

### **9.0 Design Matters**

- 9.1 The mix of two and three storey houses ties in with adjacent Oban Court in terms of height. The 3 storey homes will not be higher than the adjacent homes at roof ridge level. Separation distances from new to existing houses are acceptable for this location in the centre of the town. The minimum separation distance to existing homes is 20 metres rear to rear. On Montem Lane the front to front distance is 18 metres which is typical of terraced streets.

- 9.2 The 2 blocks of flats sit opposite the last 3 homes at the northern end of Ledgers Road. Beyond is a 5 storey office on Bath Road/Ledgers Rd junction. The flats will result in a change of aspect for the 3 existing homes. However the separation distance of 30 metres is reasonable, in terms of privacy, for a site near the town centre. Furthermore the homes used to look out onto the Town Hall extension building until recently. The flats will be lower in height than the office buildings to the north. The Site Allocations Development Plan allowed for mid-rise flats in this broad location. To help soften the appearance of the large buildings and help reduce overlooking tree planting on the frontage of the flat blocks will be important.
- 9.3 The layout and detailing has taken account of crime prevention measures re Core Policy 12. All houses face the street and there are few points of access to rear spaces. Car parking is well overlooked with two minor exceptions where parking is adjacent to the road but out of sight of the homes served – Ledgers Rd and Montem Lane. For the 3 affected homes on Montem Lane limiting frontage driveway accesses onto Montem Lane is a needed to avoid road safety issues. Montem Lane is busy in peak hours and provides pedestrian access to Claycotts School.
- 9.4 Some garden lengths are 8 metres not the normal minimum 9 metres. There is scope to address this and an amended plan has been requested. Excepting this point amenity space for homes is acceptable. Most of the flats will have balconies.
- 9.5 The elevation treatment of the buildings is generally acceptable. The tiled top storeys with no eaves is not typical of the area and is unusual. However most of the development is hidden from Montem Lane and Ledgers Road, which have more traditional suburban architecture, such that there is scope for the new street to have its own identity.
- 9.6 The extent of hard surfaces in the scheme means that planting will be important to soften the appearance of the street scene and help screen frontage parking. The loss of several semi mature trees in reasonable health is regrettable. The density of the scheme makes it impractical to retain trees and have an acceptable, cohesive design. Consequently the extent and quality of new planting will be important including the Montem Lane planting strip referred to in 9.2 above.
- 9.7 Overall subject to minor amendments referred to above the scheme complies with Core Strategy policy 4 type of housing, 9 built environment and Local Plan design policy 1 and 3.

## **10.0 Infrastructure and Section 106 matters**

- 10.1 For the development to be acceptable under Core Strategy policy 4, 7, 8 and 10 a Section 106 Planning Obligation is needed for the following :
1. Signing of Sec 278 highway agreement re access works.
  2. Financial contribution towards changing or new parking controls on the site, on Montem Lane or on Ledgers Road.
  3. Restriction on new residents obtaining parking permits off the site.
  4. Financial contribution towards traffic impact mitigation.
  5. Sustainable development
  6. Financial contribution towards education
  7. Provision of affordable housing in line with Developers Guide.

## **PART C: RECOMMENDATION**

## **11.0 Recommendation**

11.1 Delegate a decision to the Acting Planning Manager :

for the signing of a satisfactory Section 106 planning obligation

to agree revised drawings requested

to agree any minor amendments to the planning application, draft conditions and Section 106 planning obligation matters.

12.0 **PART D: LIST OF CONDITIONS.**

1. The development hereby permitted shall be commenced within three years from the date of this permission.

REASON To prevent the accumulation of planning permissions, and to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. Approved Plans

The development hereby approved shall be implemented only in accordance with the following plans and drawings hereby approved by the Local Planning Authority:

3978-P-01 1:1250 A4 Site Location Plan • •  
3978-P-10 1:250 A1 Existing Site Layout • •  
3978-P-11 1:250 A1 Proposed Site Layout • TO BE REVISED•  
3978-P-300 1:100 A3 Proposed 2B4P Affordable House Type Floor Plans • •  
3978-P-301 1:100 A3 Proposed 3B6P Affordable House Type Floor Plans • •  
3978-P-302 1:100 A3 Proposed 2B4P Outright Sale House Type Floor Plans • •  
3978-P-303 1:100 A3 Proposed 3B5P Outright Sale House Type Floor Plans • •  
3978-P-304 1:100 A3 Proposed 3B5P Outright Sale House Type Floor Plans (Garage) • •  
3978-P-305 1:100 A3 Proposed Ground Floor Plan Outright Sale Flats • •  
3978-P-306 1:100 A3 Proposed First, Second & Third Floor Plans Outright Sale Flats • •  
3978-P-307 1:100 A3 Proposed Ground Floor Plan Affordable Flats • •  
3978-P-308 1:100 A3 Proposed First & Third Floor Plans Affordable Flats • •  
3978-P-309 1:100 A3 Proposed Second Floor Plan Affordable Flats • •  
3978-P-700 1:100 A3 Proposed Elevations 2B4P Affordable House Type • •  
3978-P-701 1:100 A3 Proposed Elevations 3B6P Affordable House Type • •  
3978-P-702 1:100 A3 Proposed Elevations 2B4P Outright Sale House Type • •  
3978-P-703 1:100 A3 Proposed Elevations 3B5P Outright Sale House Type • •  
3978-P-704 1:100 A3 Proposed Elevations 3B5P Outright Sale House Type (Garage) • •  
3978-P-705 1:100 A3 Proposed Elevations 3B6P Affordable House Type Plot 22 • •  
3978-P-706 1:100 A3 Proposed Elevations 3B5P Outright Sale House Type Plos 71 & 73 • •  
3978-P-708 1:100 A3 Proposed Elevations Affordable Flats • •  
3978-P-709 1:100 A3 Proposed Elevations Outright Sale Flats • •  
3978-P-710 1:250 A1 Proposed Street Elevations • •  
3978-P-711 1:100&1:200 A3 Proposed Materials Layout • •  
3978-P-800 A A3 Proposed Street View 01 • •  
3978-P-801 A A3 Proposed Street View 02 • •

REASON To ensure that the site is developed in accordance with the submitted application and to ensure that the proposed development does not prejudice the amenity of the area and to comply with the Policies in the Development Plan.

3. Materials

Details of external materials and samples of brick and tiles to be used on the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority before the scheme is commenced on site and the development shall be carried out in accordance with the details approved.

REASON To ensure a satisfactory appearance of the development so as not to prejudice the visual amenity of the locality in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004.

4. Bin storage

No development shall commence until details of the proposed bin store (to include size, design and external materials) have been submitted to and approved in writing by the Local Planning Authority. The approved stores shall be completed prior to first occupation of the development and retained at all times in the future for this purpose.

REASON In the interests of visual amenity of the site in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004.

5. Cycle parking

No development shall be begun until details of the cycle parking provision (including housing and cycle stand details) have been submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be provided in accordance with these details prior to the occupation of the development and shall be retained at all times in the future for this purpose.

REASON To ensure that there is adequate cycle parking available at the site in accordance with Policy T8 of The Adopted Local Plan for Slough 2004, and to meet the objectives of the Slough Integrated Transport Strategy.

6. Lighting Scheme

The development shall not commence until details of a lighting scheme for any unadopted street or car parking court (to include the location, nature and levels of illumination) has been submitted to and approved in writing by the Local Planning Authority and the scheme shall be implemented prior to first occupation of the development and maintained in accordance with the details approved.

REASON To ensure that a satisfactory lighting scheme is implemented as part of the development in the interests of residential and visual amenity, crime prevention and to comply with the provisions of Policy EN1 of The Adopted Local Plan for Slough 2004.

7. Landscaping Scheme

No development shall commence on site until a detailed landscaping and tree planting scheme has been submitted to and approved in writing by the Local Planning Authority. This scheme should include the trees and shrubs to be retained and/or removed and the type, density, position and planting heights of new trees and shrubs.

The approved scheme shall be carried out no later than the first planting season following completion of the development. Within a five year period following the implementation of the scheme, if any of the new or retained trees or shrubs should die,

are removed or become seriously damaged or diseased, then they shall be replaced in the next planting season with another of the same species and size as agreed in the landscaping tree planting scheme by the Local Planning Authority.

REASON In the interests of the visual amenity of the area and accordance with Policy EN3 of The Adopted Local Plan for Slough 2004.

8. Boundary treatment

No development shall commence on site until details of the proposed boundary treatment including position, external appearance, height and materials have been submitted to and approved by the Local Planning Authority. Before the development hereby permitted is occupied, a suitable means of his boundary treatment shall be implemented on site prior to the first occupation of the development and retained at all time on the future.

REASON In the interests of the visual amenity of the area and accordance with Policy EN3 of The Adopted Local Plan for Slough 2004.

9. New access

No development shall commence until details of the new means of access are submitted to and approved in writing by the Local Planning Authority and the access shall be formed, laid out and constructed in accordance with the details approved prior to occupation of the development.

REASON To ensure that the proposed development does not prejudice the free flow of traffic or conditions prejudicial of general safety along the neighbouring highway in accordance with Core Strategy Policy 7 of the adopted Core Strategy for Slough 2006 to 2026.

10. Closing up existing access

The development shall not be occupied until the existing access(s) to the site have been stopped up and abandoned and the footway and verge crossing reinstated in accordance with the details to be agreed in writing by the Local Planning Authority.

REASON To ensure that the proposed development does not prejudice the free flow of traffic or conditions of general safety along the neighbouring highway in accordance with Policy T3 of The Adopted Local Plan for Slough 2004.

11. Internal access roads

Prior to first occupation of the development, the internal access roads footpath and vehicular parking and turning provision shall be provided in accordance with approved plans.

REASON To ensure that the proposed development does not prejudice the free flow of traffic or conditions of general safety on the local highway network in accordance with Policy T3 of The Adopted Local Plan for Slough 2004.

12. Soil Contamination

The developer shall carry out a watching brief during site work and shall draw to the attention of the Local Planning Authority to the presence of any unsuspected contamination encountered during the development.

In the event of contamination to land and/or water being encountered, no development or part thereof shall continue until a programme of investigation and/or remedial work to include details of the remedial scheme and methods of monitoring, and validation of such work undertaken has been submitted to and approved in writing by the Local



Planning Authority.

None of the development shall be commissioned and/or occupied until the approved remedial works, monitoring and validation of the works have been carried out and a full validation report has been submitted to and approved in writing by the Local Planning Authority.

In the event that no significant contamination is encountered, the developer shall provide a written statement to the Local Planning Authority confirming that this was the case, and only after written approval by the Local Planning Authority shall the development be commissioned and/or occupied.

Reason: To ensure that any ground and water contamination is identified and adequately assessed, and that remediation works are adequately carried out, to safeguard the environment and to ensure that the development is suitable for the proposed use

### 13. Archaeology

No development shall take place, including no demolition or any site preparatory works, until the applicant or their agents or successors in title have secured the implementation of a programme of archaeological work (which may comprise one or more phases of work) in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the planning authority.

Reason:

The site lies within an area of archaeological potential due to its proximity to the nationally important Scheduled Monument of Montem Mound. The site has the potential for remains associated with the construction and use of the Mound. The Condition will ensure the satisfactory mitigation of any impacts upon buried archaeological remains in accordance with national and local plan policy.

### 14. Drainage

The development shall not begin until details of on and off site surface water drainage works have been submitted to and approved in writing by The Local Planning Authority. No works which result in the discharge of ground or surface water from the site shall be commenced until the off-site drainage works detailed in the approved scheme have been completed. The drainage works shall include provision for taking flows from existing drains on the site that serve the school grounds.

REASON To ensure that foul and water discharge from the site is satisfactory and shall not prejudice the existing sewerage systems in accordance with Core Policy 8 of the adopted Core Strategy for Slough 2006-2026.

### 15. Rain Water Storage

Prior to the occupation of each house that has a down pipe on its rear or side elevation a rain water storage container shall be installed in accordance with the following (unless otherwise agreed by the local planning authority) : The butt or tank capacity shall be at least 150 litres for two bedroom houses and be at least 200 litres for houses with three or more bedrooms.

REASON In the interest of sustainable development in particular reduction of fresh water consumption in accordance with Policy 8 of the Core Strategy 2008.

### 16. Construction Management Scheme

No development shall take place until a Construction Management Plan has been submitted and approved in writing by the local planning authority, which shall include details of the provision to be made to accommodate all site operatives', visitors' and

construction vehicles loading, off-loading, parking and turning within the site, wheel cleaning facilities during the construction period, hours of operation of construction works. The Plan shall thereafter be implemented as approved before development begins and be maintained throughout the duration of the construction works period.

REASON In the interest of minimising danger and inconvenience to highway users in accordance with policy 7 of the Core Strategy 2008 and in the interest of residential amenity re noise and dust.

#### 17. Removal of Permitted Development rights - outbuildings

Notwithstanding the terms and provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order amending or revoking and re-enacting that Order), Schedule 2, Part 1, Class E no buildings greater than 25 cubic metres shall be erected, constructed or placed on the site without the express permission of the Local Planning Authority.

REASON In the interest of residential amenity in particular retaining gardens that are small for the size property and location of the development.

#### 18. Removal of Permitted Development rights - extensions

Notwithstanding the terms and provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order amending or revoking and re-enacting that Order), Schedule 2, Part 1, Class A no building shall be enlarged more than 5 cubic metres without the express permission of the Local Planning Authority.

REASON In the interest of residential amenity in particular the protection of garden space.

#### INFORMATIVE(S):

##### 1. Section 106 Legal Agreement

The applicant is reminded that an Agreement under Section 106 of the Town and Country Planning Act 1990 has been entered into with regards to the application hereby approved.

##### 2. Highways

It is intended to declare the access road as a 'Prospectively Maintainable Highway' under Section 87 of the New Roads and Street Works Act 1991.

The access road will be subject to Section 219/220 of the Highways Act 1980. It is recommended that the road is designed and built under a Section 38 Agreement of the said Act for its ultimate adoption.

The applicant will need to enter into an agreement for works within the existing highway (footway reinstatement and crossover). (Minor Schemes)

No water metres will be permitted within the public footway. The applicant will need to provide way leave to the Thames Water plc for installation of the water meters within the application site.

The development must be so designed and constructed to ensure that surface water from the development does not drain onto the highway or into the highway drainage system.

For street naming and postal numbering contact the applicant will need to apply to the Council's Land Charges Department for numbering of the units.

The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding, skip or any other device or apparatus for which a licence must be sought from the Highway Authority.

3. In dealing with this application, the Local Planning Authority has worked with the applicant in a positive and proactive manner through pre-application discussions. It is the view of the Local Planning Authority that the proposed development does improve the economic, social and environmental conditions of the area for the reasons given in this notice and it is in accordance with the National Planning Policy Framework.